

203/7 Ordnance Reserve, Maribyrnong Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$450,000 - \$480,000
Median House Price
 June quarter 2024: \$455,000

Comparable Properties



1/2 Eucalyptus Drive, Maidstone 3012 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$442,000
Method: Private Sale
Date: 24/06/2024
Property Type: Apartment
Agent Comments: Comparable location, inferior size, superior presentation



210/80 La Scala Avenue, Maribyrnong 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$450,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment
Agent Comments: Building has cladding issues and high body corp, inferior location, superior presentation



5/8 Newstead Street, Maribyrnong 3032 REI/VG)
2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 14/04/2024
Rooms: 3
Property Type: Apartment
Agent Comments: Comparable location, inferior size, inferior presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

203/7 Ordnance Reserve, Maribyrnong Vic 3032
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$450,000

 &

\$480,000

Median sale price

Median price

\$455,000

 Unit

x

 Suburb

Maribyrnong

Period - From

01/04/2024

 to

30/06/2024

 Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/2 Eucalyptus Drive, MAIDSTONE 3012	\$442,000	24/06/2024
210/80 La Scala Avenue, MARIBYRNONG 3032	\$450,000	01/05/2024
5/8 Newstead Street, MARIBYRNONG 3032	\$420,000	14/04/2024

This Statement of Information was prepared on:

26/08/2024 09:28
